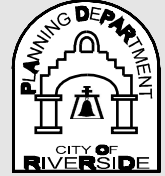


AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,884th Meeting



9:00 a.m. May 19, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Maloney, Norton, Sebelia, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P05-0287**: Time extension request of Charles Reeder, on behalf of Carol A. Odom Trust, for a conditional use permit (formerly P03-0110) to establish a senior citizens housing project consisting of 20 senior apartment units on approximately 0.55 vacant acres at 7506 and 7516 Magnolia Avenue, situated on the southwesterly corner of Magnolia Avenue and Madison Street, in the R-1-65 - Single Family Residential Zone.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

2. **PLANNING CASES P04-0976 AND P04-0977**: Proposal by General Growth Properties for a plot plan review and the design review of building elevations for an expansion of the Galleria at Tyler Regional Shopping Mall, including, but not limited to, the establishment of a 70,000 square-foot, 2,950 seat multiple screen theater in the northeasterly quadrant of the existing shopping mall site, the addition of 19,000 square feet of retail space adjacent to and westerly of the existing Robinson's May Department Store and approximately 49,000 square feet of restaurant space dispersed throughout the regional mall site. Additionally, the conceptual plans show an expansion of an existing parking structure on the easterly portion of the mall site, resulting in the addition of approximately 400 on-site parking spaces. The Galleria at Tyler Regional Commercial Shopping Mall is located on approximately 64 acres of land bounded by State Highway 91, Tyler Street, Magnolia Avenue and Hughes Alley, in the C-1-A - Community Shopping Center Zone.

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 3a. **PLANNING CASE P05-0123 (Continued from May 5, 2005)**: Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. to amend the Downtown Specific Plan to allow the off-sale of beer and wine at service stations on parcels adjacent to freeway on or off ramps in the DSP-JC - Downtown Specific Plan - Justice Center District subject to consideration of a Conditional Use Permit. *(This case is being heard concurrently with Planning Case P04-1583.) (The applicant requests further continuance to June 9, 2005 and staff concurs.)*
- 3b. **PLANNING CASE P04-1583 (Continued from May 5, 2005)**: Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. for a revised conditional use permit to allow beer and wine sales at an existing automotive fueling station/mini-market on an approximately 0.56 acre parcel located at 3315 Fourteenth Street, situated on the northwest corner of Fourteenth and Mulberry Streets in the DSP-JC - Downtown Specific Plan Justice Center District. *(This case is being heard concurrently with Planning Case P05-0123.) (The applicant requests further continuance to June 9, 2005 and staff concurs.)*
4. **PLANNING CASE P04-1314 (Continued from May 5, 2005)**: Proposal by John Bernard, on behalf of KDF Communities LLC, for Tract Map 33285, a proposed reversion to acreage map to consolidate 41 lots on an 8.7 acre site, developed with individual fourplex units and

recreational facilities into 7 lots, situated on the west side of Main Street, at its intersection with Kirkwood Avenue in the R-1-65 Single Family Residential Zone.

5. **PLANNING CASE P05-0193:** Proposal by Artisan Communities LLC, on behalf of Brian Carricaburu/Overlook Park Associates LLC, for variances related to the construction of twelve, 2-story, up to 26-foot high single family residences under Tract Map No. 31859 and eight 2-story, up to 26-foot high single family residences under Tract Map No. 32042, situated southwesterly of Talcey Terrace and southerly of Overlook Parkway in the RC – Residential Conservation Zone. **Administrative Variances:** **1)** to allow twelve, 2-story, up to 26-foot high residences under TM 31859 where the Code allows a maximum one-story, 20-foot high residence in the RC– Residential Conservation Zone; **2)** to allow eight, 2-story, up to 26-foot high residences under TM 32042 where the Code allows a maximum one-story, 20-foot high residence in the RC– Residential Conservation Zone; and **3)** to allow a 20-foot side yard setback on four lots (Lots 2, 6, 7, & 10) within Tract No. 31859 and two lots (Lots 6 & 7) within Tract No. 32042 where the Code requires a minimum 25-foot side yard setback.
- 6a. **PLANNING CASE P05-0357:** Proposal by Tracy A. Stone, on behalf of Ms. Rika Gurkey, for a variance related to the establishment of a dog and cat boarding kennel with a caretakers unit on an approximately 1.4-acre lot developed with a single family residence to be demolished at 1790 Milton Street, situated on the westerly side of Chicago Avenue at the easterly terminus of Milton Street and north of Marlborough Avenue in the M-1-SP – Light Manufacturing Specific Plan (Hunter Business Park) Combining Zones. **Variances:** 1) to allow a landlocked parcel with no street frontage where the Code requires street frontage; and 2) to allow a 7-foot easterly side yard setback where the Code requires a 20-foot side yard setback. *(This case is to be heard concurrently with Planning Case P05-0206.)*
- 6b. **PLANNING CASE P05-0206:** Proposal by Tracy A. Stone, Architect on behalf of Ms. Rika Gurkey, for design review of a plot plan and building elevations for a dog and cat boarding kennel with a caretakers unit on an approximately 1.4-acre lot developed with a single family residence to be demolished at 1790 Milton Street, situated on the westerly side of Chicago Avenue at the easterly terminus of Milton Street and north of Marlborough Avenue in the M-1-SP – Light Manufacturing and Specific Plan (Hunter Business Park) Combining Zones. *(This case is to be heard concurrently with Planning Case P05-0357.)*
- 7a. **PLANNING CASE P04-1488:** Proposed Tract Map 33253 by Bonanni Development, Inc. to subdivide an approximately 15.7 acre site developed with one single family residence, one warehouse building and related accessory buildings into 76 lots for single family residential purposes, located at 4320 -4350 Alamo Street, situated on the southerly side of the westerly terminus of Alamo Street, southerly of the current terminus of Rivera Street, and easterly of the Santa Ana River in the R-1-65 - Single Family Residential and M - 1- Light Manufacturing Zones. *(This case to be heard concurrently with Planning Cases P04-1489, P04-1490 and P05-0110.)*
- 7b. **PLANNING CASE P04-1489 :** Proposed rezoning by Bonanni Development, Inc. to amend the Municipal Code (Title 19) to rezone 5 parcels totaling approximately 5.76 acres developed with one single family residence, one warehouse building and related accessory buildings located at 4320 - 4350 Alamo Street, situated on the southerly side of the westerly terminus of Alamo Street, southerly of the current terminus of Rivera Street, and easterly of

the Santa Ana River, from the M - 1- Light Manufacturing Zone to the R-1-65 - Single Family Residential Zone. *(This case to be heard concurrently with Planning Cases P04-1488, P04-1490 and P05-0110.)*

- 7c. **PLANNING CASE P04-1490:** Proposed general plan amendment by Bonanni Development, Inc. to amend the land use designation for 9 parcels totaling approximately 15.70 acres developed with one single family residence, one warehouse building and related accessory buildings located at 4320 - 4350 Alamo Street, situated on the southerly side of the westerly terminus of Alamo Street, southerly of the current terminus of Rivera Street, and easterly of the Santa Ana River, from ILT - Light Industrial to RMD - Medium Density Residential. *(This case to be heard concurrently with Planning Cases P04-1488, P04-1489 and P05-0110.)*
- 7d. **PLANNING CASE P05-0110:** Proposed street vacation by Bonanni Development, Inc. to vacate the westerly approximately 357 feet of Alamo Street, situated westerly of the existing intersection of Alamo and Rivera Streets. *(This case to be heard concurrently with Planning Cases P04-1488, P04-1489 and P04-1490.)*
8. **PLANNING CASE P04-1495 and P04-1496 (Continued from March 17, 2005):** Proposed Parcel Map 33034 and design review case by Robert Porter on behalf of Ed Bonanni, to subdivide approximately 6.92 into 6 parcels for industrial purposes and construct 6 industrial buildings, situated on both sides of Rivera Street, between Garner and Alamo Streets in the M - 1- Light Manufacturing Zone.

9:30 a.m.

9. **PLANNING CASES P05-0087 and P05-0088 (Continued from May 5, 2005):** Proposal by Jim Pfeil on behalf of Central Coast Oil for a conditional use permit and design review to expand an existing service station site by adding a 1,000 square-foot car wash building and to request the off-site sale of alcohol for the approximately .54 acre site developed with an existing service station at 3498 Central Avenue, situated on the southeast corner of Central Avenue and Riverside Avenue in the C-2 Restricted Commercial Zone.
10. **PLANNING CASE P05-0135 and P05-0136:** Proposal of RRM Design Group on behalf of City of Riverside Fire Department for a Conditional Use Permit and Design Review of plot plan and building elevations to construct an approximately 16,263 square-foot fire station on 9 parcels, 7 of which are developed with single family residences and 2 of which are vacant, totaling approximately 1.37 acres bounded by Olivewood Avenue to the west, Kane Street to the north, Mulberry Street to the east and Prospect Place to the south, situated in the DSP- PPO - Downtown Specific Plan - Prospect Place Office District.
11. **PLANNING CASES P05-0056 & P05-0125:** Proposal of RRM Design Group on behalf of the City of Riverside Fire Department for a Conditional Use Permit and Design Review of a plot plan and building elevations to construct a 7,157 square-foot fire station on an approximately 1.00 acre site developed as part of an existing golf complex (Riverside Golf Center), situated on the westerly side of Orange Street and on the northerly side of Columbia Avenue in the R-1-65 - Single Family Residential Zone.

12. **PLANNING CASE P05-0320:** Proposal of the City of Riverside Public Utilities Department for a Conditional Use Permit to establish an underground booster water pumping station on an approximately 0.1 acre leased portion of a 10.73 acre parcel developed with a Dairy Processing Facility at 4221 Buchanan Street, situated on the easterly side of Buchanan Street, northerly of Madera Drive, in the RC - Residential Conservation Zone.

10:00 a.m.

13. **NOTICE OF PROPOSED AMENDMENT TO TITLE 19 OF CITY CODE (ZONING)**
PLANNING CASE P03-0478: Proposal of the City of Riverside to amend the Zoning Ordinance (Title 19 of the Municipal Code) to revise Section 19.76 (Sign Ordinance) by updating signage requirements in all zones and establishing sign regulations for public property.

E. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

14. Report from the City Planning Commission representative to the City Land Use Committee.
15. Recent City Council actions of interest to the City Planning Commission.
16. Briefing on upcoming agenda items.

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

- G. **MINUTES** The minutes of January 20, 2005, February 3, 2005, March 3, 2005 (GP), March 10, 2005 (GP), March 17, 2005 (GP), and March 31, 2005 (GP) to be presented for approval.

H. **PUBLIC HEARING - 6:00 p.m.**

17. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

I. **ADJOURNMENT**

Adjournment to the June 2, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.